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Association*

UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

BANK OF AMERICA, N.A; and FEDERAL
NATIONAL MORTGAGE ASSOCIATION,

Plaintiff,

vs.

SIERRA VIEW CONDOMINIUM
ASSOCIATION; and RED ROCK FINANCIAL
SERVICES, LLC,

Defendants.

Case No.: 3:17-cv-00384

**STIPULATION AND ORDER OF FINAL
JUDGMENT CONFIRMING EXISTENCE
AND VALIDITY OF DEED OF TRUST**

Plaintiff Bank of America, N.A. (**BANA**) and defendants Sierra View Condominium Association (**Sierra**) and Red Rock Financial Services, LLC (**Red Rock**) through their counsel of record, stipulate as follows:

1. This matter relates to real property located 3000 Green Drive, Carson City, Nevada, 89701, APN 008-601-09 (the **Property**). The Property is more specifically described as:

Unit 9 as shown on the map of Park Terrace Subdivision Unit No. 2-A, filed in the Office of the Carson City Recorder, on January 11, 1973 in Book 2 of Maps, Page 392 as File No. 15467.

With the Appurtenances Thereto.

1 2. BANA, as servicer for Fannie Mae, is the beneficiary of record of a Deed of Trust that
2 encumbers the Property and was recorded on December 7, 2007, as File No. 374619, in the Official
3 Records of Carson City, Nevada (the **Deed of Trust**).

4 3. On January 15, 2014, Sierra View recorded a Foreclosure Deed as File No. 441639 of
5 the Official Records of Carson City, Nevada (the **HOA Foreclosure Deed**), reflecting that Sierra View
6 purchased the Property at its foreclosure sale of the Property conducted on December 5, 2013 (the
7 **HOA Sale**). Sierra View has not transferred its interest in the Property and is still the title holder of
8 record.

9 4. On June 20, 2017, BANA and Fannie Mae initiated a quiet title action against Sierra
10 View in the United States District Court, District of Nevada, Case No. 3:17-cv-00384 (the **Quiet Title**
11 **Action**).

12 5. Fannie Mae, BANA, and Sierra View have entered a confidential settlement agreement
13 in which they have settled all claims between them in this case. This stipulation and order applies to
14 the matters addressed in this particular case only and has no relevance to any other matter.

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6. The Deed of Trust survived and was not extinguished in any capacity by the HOA Sale. The Deed of Trust remains a valid encumbrance against the Property following the recording of the HOA Foreclosure Deed, and Sierra View's interest in the Property is subject to the Deed of Trust.

DATED this 11th day of May, 2018.

AKERMAN LLP/s/ Jamie K. Combs

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ORDER

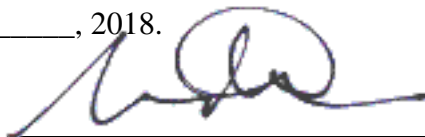
Based on the above stipulation between plaintiffs Bank of America, N.A. (**BANA**) and Federal National Mortgage Association (**Fannie Mae**) and defendants Sierra View Condominium Homeowners Association (**Sierra View**) and Red Rock Financial Services, LLC (**Red Rock**), the Parties' agreement, and good cause appearing therefore,

IT IS ORDERED that the Deed of Trust recorded in the Official Records of Carson City, Nevada against the real property located at 3000 Green Drive, Carson City, Nevada, 89701, APN 008-601-09 (the **Property**) on December 7, 2007, as File No. 374619, was not extinguished, impaired, or otherwise affected by the foreclosure sale of the Property conducted by Sierra View and Red Rock on December 5, 2013 or the recording of the HOA Foreclosure Deed in the Official Records of Carson City, Nevada, on January 15, 2014, as File No. 441639, reflecting that Sierra View purchased the Property at the HOA Sale. Sierra View's ownership interest in the Property is subject to the Deed of Trust.

IT IS FURTHER ORDERED that Plaintiffs shall be entitled to record this STIPULATION AND ORDER CONFIRMING VALIDITY OF DEED OF TRUST in the Official Records of Carson City, Nevada in accordance with the rules of the Recorder's Office.

IT IS FURTHER ORDERED that this order constitutes the final judgment of this Court, resolving all claims in this case with prejudice, each party to bear its own fees and costs.

DATED this 14th day of May, 2018.


DISTRICT COURT JUDGE

Respectfully submitted by:

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